

MATERIALS

ROOF: Pitched roof structure covered with 400x200mm grey slate with hook fixings. Coloured UPVC fascias and soffits.

WALLS: Lower walls rendered and painted with the upper walls clad with horizontal fibre cement weatherboard. Colour to be determined.

WINDOWS: Coloured UPVC double glazed.

DOORS: Coloured UPVC and composite doors.

RAINWATER: Black UPVC.

REV	DATE	NATURE OF REVISION
C	28/01/2023	Long South Elevation added
B	14/12/2022	Shading weatherboard - topped roof and lower 20' and four levels
A	22/09/2022	Materials added. Drawing number amended.

MJ ASSOCIATES

ARCHITECTURAL DESIGN & BUILDING SURVEYORS

MATTHEWS JOHNS ASSOCIATES LTD
17, Downen House, Hayle, Cornwall TR27 4HD
Tel: (01736) 755655

Chartered Building Surveyors

CLIENT: Mr C Uren

PROJECT: Proposed new dwellings at,

ADDRESS: 56 Turnpike Road, Connor Downs TR27 5DT.

DRAWING TITLE: Proposed plot 2

APPROVED BY: SM

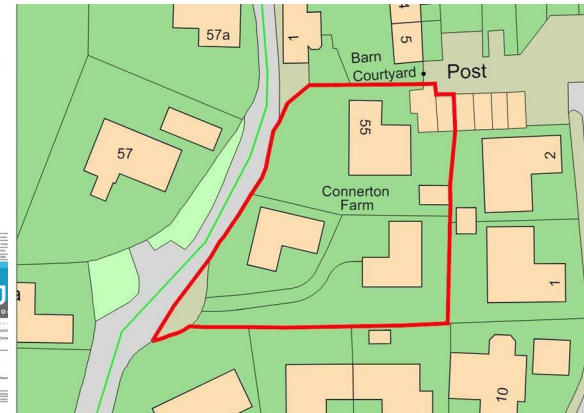
CREATED BY: CJ

SCALE: AS SHOWN

Turnpike Road Hayle TR27 5DT

Offers In The Region Of
£350,000

- FULL PLANNING PERMISSION FOR 2X 3 BED DETACHED HOUSES
- SPACIOUS OPEN PLAN LIVING ACCOMMODATION, INTEGRAL GARAGING, PARKING AND GARDENS
- SUPERB NON ESTATE LOCATION OFF A PRIVATE LANE
- CLOSE TO VILLAGE AMENITIES, BEACHES AND TRANSPORT LINKS
- EN-SUITE IN MAIN BEDROOMS
- ALL SERVICES WITHIN VERY CLOSE PROXIMITY
- NO CHAIN



Tenure - Freehold

Council Tax Band - F

Floor Area - sq ft



SUMMARY

A very rare opportunity to purchase 2x building plots with full planning permission (PA22/08889) for two individually designed three bed detached houses with spacious open plan living accommodation, en-suite bathrooms with the main bedrooms, integral garaging and parking. Situated in a delightful, non estate location along a no through road within the popular village of Connor Downs, we strongly recommend early interest. The plots have all services available in very close proximity and are situated in a very desirable location close to schooling, transport links and beaches.

CONDITIONS ATTACHED TO PLANNING PERMISSION

Conditions schedule

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site/location Plan MJ-149-106, block plan - MJ-149- 103 rev C, Plot 1-MJ 149-104 rev B, Plot 2 - MJ 149-105 rev C and tree protection plan – 001 Rev.A.

3) No development shall commence until full details of the materials to be used in the construction of the external surfaces of the dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

4) Before the development hereby permitted is commenced, details of the proposed height, siting, appearance, and construction of all boundary treatments (means of enclosure) and the location, height, species, and planting plan for the planting of three replacement trees shall be submitted to and approved in writing by the local planning authority. The approved boundary treatment (means of enclosure) and tree planting shall be completed in accordance with the approved details prior to the first occupation of the development hereby permitted and notice shall be given to the local planning

authority when the approved scheme has been completed. The boundary treatment (means of enclosure) shall not thereafter be altered or removed, other than by necessary replacement and any trees or boundary shrubs which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and in the same location.

5) The development hereby permitted shall be carried out in accordance with the tree protection recommendations and plan set out within the Tree survey, Constraints and Tree Protection Plan prepared by Mark Nankervis Tree Services Ltd, dated 06.07.2022, unless otherwise agreed in writing by the local planning authority.

6) Before any building or engineering works are carried out on the site in connection with the construction of the dwellings hereby permitted, the new access for the retained dwelling shall be laid out and constructed in accordance with Drawing No. MJ-149-103 rev C; with its gradient, surfacing, drainage and Appeal Decision APP/D0840/W/23/3326994 <https://www.gov.uk/planning-inspectorate> 7 sight lines having first been approved in writing by the Local Planning Authority. The access shall be retained as approved thereafter.

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification), no windows/dormer windows/roof-lights other than those expressly authorised by this permission shall be constructed above ground floor level in the dwellings hereby permitted, without the prior written consent of the local planning authority.

8) The dwellings hereby permitted shall not be first occupied until the proposed garages and parking spaces shown on drawing Nos. MJ-149-103 rev C, MJ 149- 104 rev B and MJ 149-105 rev C



have been provided and that space shall thereafter be kept available at all times of for the parking of vehicles.

CIL LIABILITY

CIL Liability
This notifies you that you will be liable to pay £43,132.08 of Community Infrastructure Levy to Cornwall Council as CIL collecting authority on commencement of development of planning permission PA22/08889. This charge is levied under Cornwall Councils CIL Charging Schedule, and S211 of the Planning Act 2008



Directions To Property



North Elevation 1:100



East Elevation 1:100



South Elevation 1:100

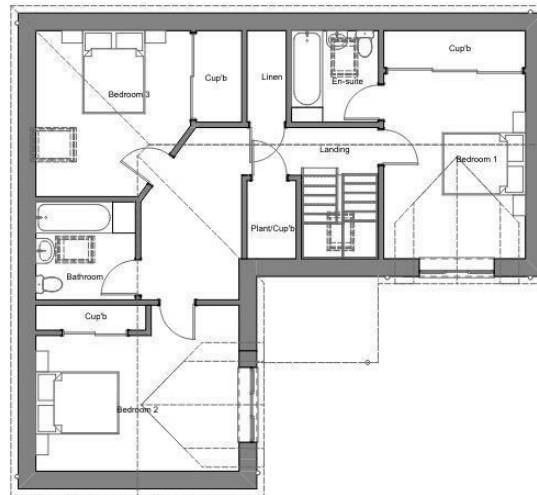
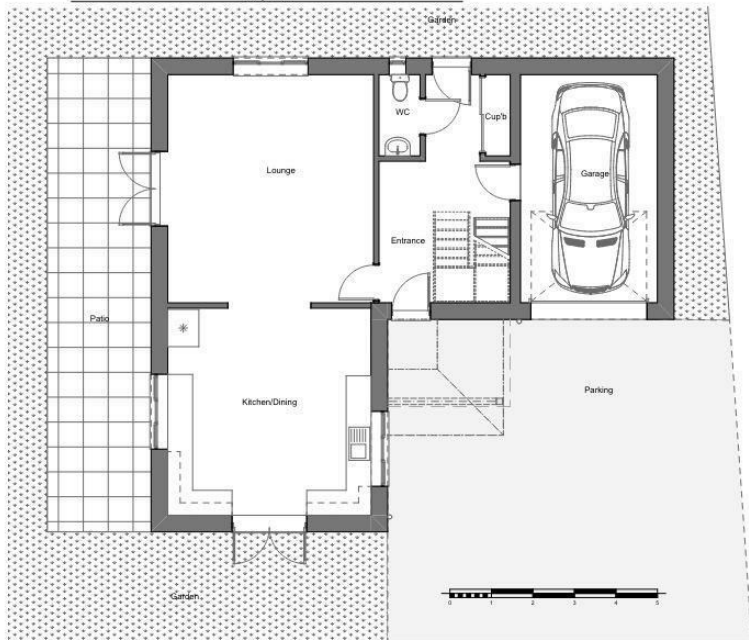


West Elevation 1:100



Perspective

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REV	DATE	NATURE OF REVISION
B	10.01.2023	Planning amendments.
A	22.08.2022	Materials added. Drawing number amended.
REV	DATE	NATURE OF REVISION
REVISIONS		
 ARCHITECTURAL DESIGN & BUILDING SURVEYORS MATTHEWS JOHNS ASSOCIATES LTD 17, Downen House, Hayle, Cornwall TR27 4HD tel: (01736) 756655  Chartered Building Surveyors		
CLIENT Mr C Uken		
PROJECT Proposed new dwellings at,		
ADDRESS 95 Turnpike Road, Cornor Downs TR27 5DT.		
DRAWING TITLE Proposed plot 1		
DRAWN BY: SM	APPROVED BY: SM	
CHECKED BY: CJ	PAPER SIZE: A1	
SCALE AS SHOWN		

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 Cornwall
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Valuation Request



Scan me!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	